



ORDINANCE NO. 1953

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR A CELLULAR MOBILE TELEPHONE ANTENNA at 13835 WELCH ROAD AND WITHIN A LIGHT INDUSTRIAL ZONING DISTRICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING AN EFFECTIVE DATE.

Whereas, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to amending the Zoning Ordinance Regulations have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Farmers Branch is of the opinion that a change in such zoning should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending the zoning map of the City of Farmers Branch so as to grant a Specific Use Permit for a Cellular Mobile Telephone Antenna constructed to a maximum height of sixty-five (65) feet within a Light Industrial Zoning District and located at 13835 Welch Road.

SECTION 2. That the cellular mobile telephone antenna shall be constructed and specifically located in accordance with the approved site plan attached as Exhibit "A".

SECTION 3. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a cellular mobile telephone antenna.

SECTION 4. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense.

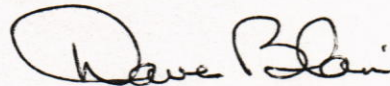
SECTION 5. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 6. In addition to an accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 7. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

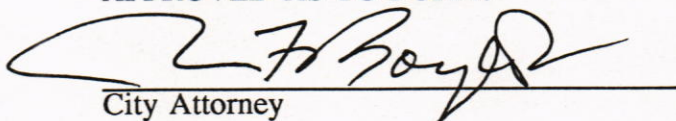
DULY PASSED BY THE CITY COUNCIL of the City of Farmers Branch, Texas, on this the 19th day of August, 1991.

APPROVED:



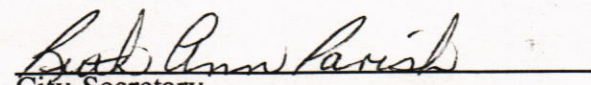
Mayor

APPROVED AS TO FORM:



City Attorney

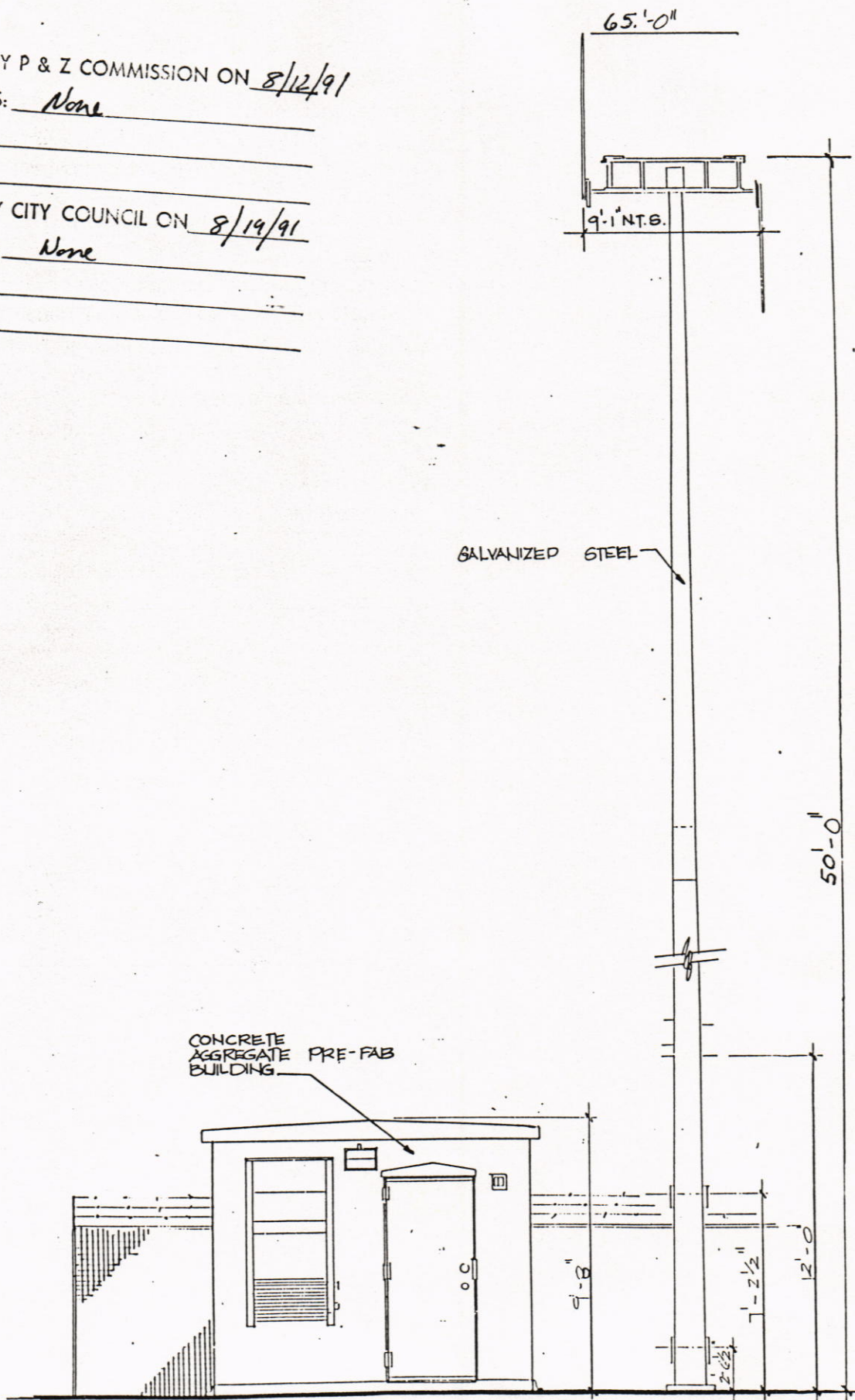
ATTEST:



City Secretary

APPROVED BY P & Z COMMISSION ON 8/12/91
CONDITIONS: None

APPROVED BY CITY COUNCIL ON 8/19/91
CONDITIONS: None



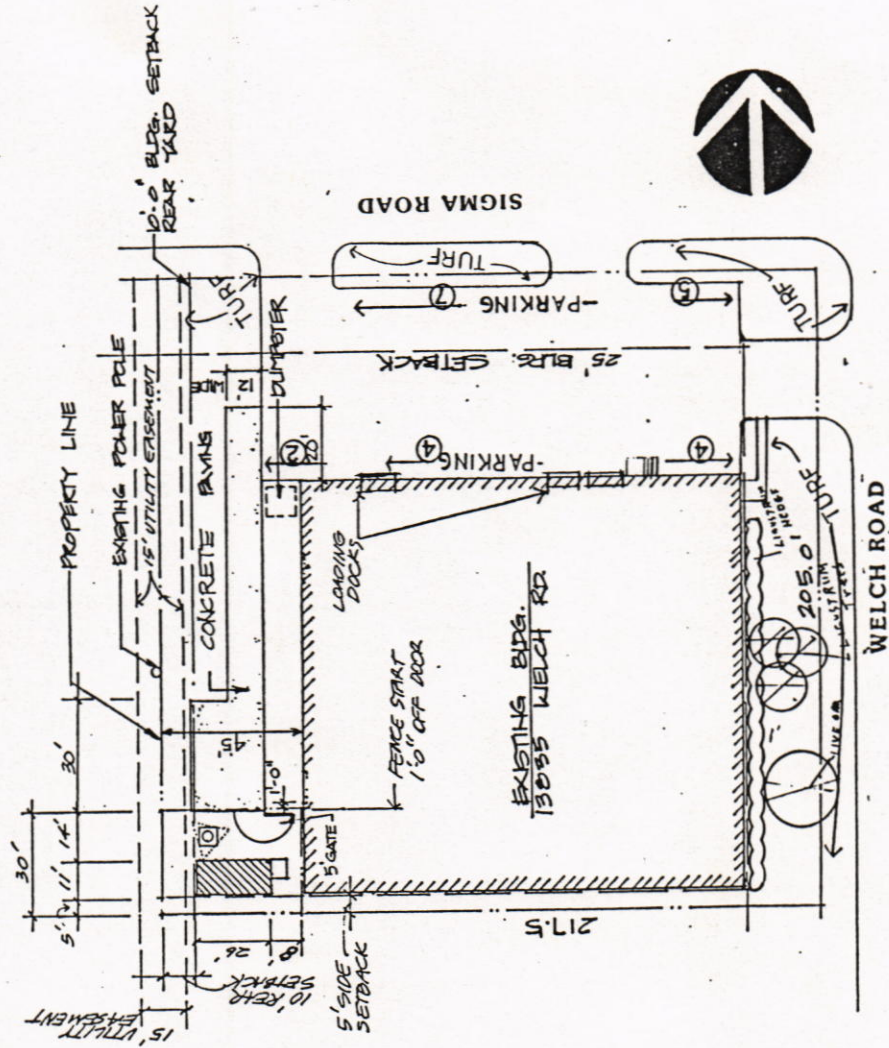
03 SITE ELEVATION - (EAST)

APPROVED BY P & Z COMMISSION ON 8/12/91

CONDITIONS: None

APPROVED BY CITY COUNCIL ON 8/19/91

CONDITIONS: None



SUP

Location: 13835 Welch Road
Land Area: 44,587.5 square feet (SF)
Legal: Lot 7, Block 1, Metropolitan Commercial Park
Bldg. Area: 19,186 SF - (existing - 18900 proposal - 286)
Coverage: 43%
F.A.R.: 4:1
Parking Required: 19
Parking Provided: 22
Landscaped area: 7123 SF
Percent of lot landscaped: 16%

02 SITE PLAN

SCALE: 1"=40'-0"